

What is Predevelopment Review?

Predevelopment review is a way to get on-going detailed feedback and direction from city staff on your development concept. Its purpose is to help you develop a complete formal application and quality project design or to help you investigate issues that require in-depth analysis from city staff.

Who provides this service?

Depending on the nature of your project, representatives of the following city offices will participate: Building, Clearing & Grading, Land Use & Environmental, Transportation, Utilities, and Fire.

What are the benefits?

- You can learn how regulations may effect your development proposal before you commit significant money, time, and energy toward a specific course of action.
- It lets you work with expert city staff to investigate design options and apply city codes and policies to your project, based on the unique characteristics of your property and proposal.
- It helps you identify the criteria by which your project will be reviewed, enabling you to present your proposal accordingly in a formal application.
- It can reduce the review time of a formal application when design and technical issues have been resolved beforehand.

What are the limitations of the service?

Predevelopment review is a forum for city staff to assist you during the feasibility and preliminary analysis phase of your project. The information we provide does not constitute a formal approval or permit and is dependent on the level of information you give us.

What is the difference between the information available at Development Services, a preapplication conference, and predevelopment review?

In Development Services you can gather general information about your property or use, codes and polices, and the approval process.

A preapplication conference is a one-time opportunity to meet with city staff, present a conceptual proposal, and get more specific written feedback on it. This is required for most projects. Refer to Handout L-19, Preapplication Conference, for more information.

Predevelopment review is a way to get on-going assistance during your project development. This is not required, but it is encouraged to help you resolve issues before you submit an application.

What kind of a project can benefit from predevelopment review?

- Critical area analysis and development scenarios
- Preparation of traffic impact analysis
- Unique or complex building types
- Nonconforming sites, structures, or uses
- Development in design districts
- Preparation and review of critical areas studies such as:
 - Wetland delineation or confirmation
 - Geotechnical reports
 - Stream typing reports

How do I apply?

To get predevelopment review started, submit an application to Permit Processing in Development Services. An application form, submittal requirements, and fee information are available from Permit Processing or at www.bellevuewa.gov.

How will feedback be documented?

City comments will be documented in writing. The timeline will depend on the complexity of the assistance you need. Before work begins, it is a good idea to discuss with assigned city staff your schedule and the level of detail you require.

Where can I get additional information?

Visit, call, or e-mail the Land Use Desk in Development Services, 1st floor of City Hall, 425-452-4188, landusereview@ci.bellevue.wa.us.

This document is intended to provide guidance in applying certain Land Use Code regulations and is for informational use only. It cannot be used as a substitute for the Land Use Code or for other city codes, such as the Construction Codes. Additional information is available from Development Services at Bellevue City Hall or on the city website at www.bellevuewa.gov.

For land use regulations that may apply to your project, contact the Land Use Information Desk in Development Services. Phone: 425-452-4188. E-mail: landusereview@ci.bellevue.wa.us. Assistance for the hearing impaired: dial 711.
